



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Rectory Lane Ashington West Sussex
DESCRIPTION:	Outline Application for redevelopment of the site to provide up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure with all matters reserved except access.
REFERENCE:	DC/26/1186
RECOMMENDATION:	Amendments required

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 125 dwellings, of which 44 units (35%) are proposed as affordable housing.

The Housing Register for Ashington currently identifies 155 households in need of accommodation. The identified housing need is distributed as follows:

- 49 households (32%) require one-bedroom accommodation;
- 24 households (15%) require two-bedroom accommodation;
- 61 households (39%) require three-bedroom accommodation; and
- 21 households (14%) require four-bedroom or larger accommodation.

Households requiring three- and four-bedroom homes are experiencing the longest waiting times on the Housing Register, with average waiting periods approximately three times longer than those for one- and two-bedroom accommodation.

The proposed affordable housing mix is set out below;

	1 bed 2 person	2 bed 4 person	3 bed 5 person	4 bed 6 person
Affordable Ownership	25%	40%	25%	10%
Affordable Rent	35%	30%	25%	10%

Housing Officers note that a significant proportion of the affordable rented units are proposed as one and two-bedroom dwellings. However, Housing Register data demonstrates that demand for one and two-bedroom accommodation is comparatively low, whereas demand for three-bedroom homes exceeds 35% in each case. In light of this evidence, Housing Officers recommend that the proposed affordable housing mix is reviewed, with consideration given to reducing the number of one two-bedroom units being delivered as affordable rent and increasing the provision of three and four-bedroom homes to better reflect identified local housing needs.

The application does not provide evidence of engagement with Registered Providers (RPs). In the absence of early confirmation from an RP, there is a risk that the applicant may subsequently seek to provide a commuted sum in lieu of on-site affordable housing provision. In addition, Registered Providers may require amendments to the proposed affordable housing mix to ensure it aligns with their operational, management and investment requirements, including preferences relating to dwelling size and tenure distribution.

It is therefore recommended that the applicant engages with a Registered Provider at the earliest opportunity and seeks to resolve these matters prior to completion of the Section 106 Agreement. This would provide greater certainty regarding the deliverability of the affordable housing provision and minimise the risk of amendments being required through a subsequent Deed of Variation.

ANY RECOMMENDED CONDITIONS:

Housing Officers need further information in relation to the affordable housing provision and evidence that there is significant register provider interest in taking on the site before we would be able to support

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	25/08/2026

